

**CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Thursday, December 6, 2012, at 5:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

**Uptown Newport-** The redevelopment of a 25-acre office and industrial site with a mixed-use community consisting of up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and two 1-acre public parks. Residential product types would be for sale and rental with a mix of townhomes, and mid- and high-rise apartments and condominiums. Between 102 and 369 units would be made available as affordable housing depending upon the target income category (i.e. very-low, low or moderate income households). Most buildings would range between 30 and 75 feet in height with several residential towers up to 150 feet in height. Project approval requires a Planned Community Development Plan amendment and adoption, Tentative Tract Map, Traffic Study, Affordable Housing Implementation Plan, and Development Agreement.

**NOTICE IS HEREBY FURTHER GIVEN** that pursuant to the California Environmental Quality Act the City of Newport Beach has prepared Environmental Impact Report SCH No. 2010051094 to evaluate the environmental impacts resulting from the proposed project. The draft Final EIR has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.). Copies of the Environmental Impact Report and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov).

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 20.64. The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the Planning Division (Building C, 2nd Floor), 3300 Newport Boulevard, Newport Beach, California, 92663 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Rosalinh Ung, Associate Planner, at (949) 644-3208, [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov).

**Project File No.:** PA2011-134

**Activity No.:** ER2012-001, PD2011-003, PC2012-001, TS2012-005, NT2012-002, AH2012-001, & DA2012-003

**Zone:** PC-15 (Koll Center)

**General Plan:** MU-H2 (Mixed Use – Horizontal 2)

**Location:** 4311-4321 Jamboree Road, North side of Jamboree Rd. between Birch St. and Fairchild Rd.

**Applicant:** Uptown Newport LP

Fred Ameri, Secretary, Planning Commission, City of Newport Beach